

**Subject:** RE: Pico Station Improvements Performance Bond  
**From:** Robert Buente </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=C7B1814176124B59B21D8FDA30E507D8-BBUENTE>  
**Date:** 12/05/2016 12:03 PM  
**To:** Josh Kreger <josh@southpark.la>, Daniel Taban <daniel@jadeent.com>, Shelby Jordan <sjordan@aegworldwide.com>, Robin Bieker <robin@biekerco.com>  
**CC:** Ellen Riotto <ellen@southpark.la>

Ooops! #5 is not necessary.

I'll contact Marcus to get 3 and 4. Ellen can you get #6?

Robert Buente  
President/CEO  
1010 Development Corporation  
1001 South Hope Street  
First Floor  
Los Angeles, CA 90015  
[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>>

213-749-0214 x202 (o)

213-749-3098 (f)

From: Robert Buente  
Sent: Monday, December 5, 2016 12:01 PM  
To: 'Josh Kreger' <[josh@southpark.la](mailto:josh@southpark.la)>; Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)>; Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com)>; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
Cc: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>  
Subject: RE: Pico Station Improvements Performance Bond

Josh:

We're a non profit so the financial information specific to employees, owners, board members, etc is N/A. If Arroyo needs this info then I suggest we self insure.

Robert Buente  
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From: Josh Kreger [<mailto:josh@southpark.la>]  
Sent: Monday, December 5, 2016 11:58 AM  
To: Robert Buente [bbuente@1010dev.org](mailto:bbuente@1010dev.org) [<mailto:bbuente@1010dev.org>](mailto:bbuente@1010dev.org); Daniel Taban [daniel@jadeent.com](mailto:daniel@jadeent.com) [<mailto:daniel@jadeent.com>](mailto:daniel@jadeent.com); Shelby Jordan [sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) [<mailto:sjordan@aegworldwide.com>](mailto:sjordan@aegworldwide.com); Robin Bieker [robin@biekerco.com](mailto:robin@biekerco.com) [<mailto:robin@biekerco.com>](mailto:robin@biekerco.com) >  
Cc: Ellen Riotto [ellen@southpark.la](mailto:ellen@southpark.la) [<mailto:ellen@southpark.la>](mailto:ellen@southpark.la) >  
Subject: RE: Pico Station Improvements Performance Bond

Yes, its \$42,000 (bond form attached). Just heard back from Arroyo and they said we can leave the personal indemnitor part blank. So I'm going to proceed with their application (attached). We need to submit some financial documents. Bob/Ellen, can you get me items 3, 4 and 6 from page one of the attached subdivision package? Thank you everyone!

Josh Kreger  
Director of Real Estate & Planning

South Park Business Improvement District

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1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

[josh@southpark.la](mailto:josh@southpark.la) [<mailto:josh@southpark.la>](mailto:josh@southpark.la) | o. 213 663 1123 | c. 213 344 6749

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From: Robert Buente [<mailto:bbuente@1010dev.org>]  
Sent: Monday, December 05, 2016 11:40 AM  
To: Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >; Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >; Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Cc: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Subject: RE: Pico Station Improvements Performance Bond

For a \$42,000 bond I'd recommend that SP put up collateral, perhaps a CD, acceptable to the City. Our balance sheet is strong enough.

Josh, are you sure the requested bond amount is \$42,000. That seems quite low to me.

Bob

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From: Daniel Taban [<mailto:daniel@jadeent.com>]  
Sent: Monday, December 5, 2016 11:33 AM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >; Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >; Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >

RE: Pico Station Improvements Performance Bond

Cc: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Subject: RE: Pico Station Improvements Performance Bond

This is beyond my experience but Bob may know?

Daniel Taban

JADE Enterprises, LLC

t 213.745.5191 I [daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>>

From: Josh Kreger [<mailto:josh@southpark.la> <<mailto:josh@southpark.la>> ]  
Sent: Monday, December 05, 2016 11:30 AM  
To: Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >; Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Cc: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Subject: RE: Pico Station Improvements Performance Bond

Hi Everyone,

I'm working on getting the performance bond for the Pico station lighting and the application forms I have received through our insurance company and the company I was connected to through Shelby are asking for personal indemnity from owners. I spoke with the agent from one of the bond companies and she said this is required for all bonds. I'm not sure how to apply as a non-profit and without personal indemnity from owners. Does anyone know anything about this and/or have any suggestions about how to proceed? I have attached the bond forms sent to me if that is helpful. Thanks!

Josh Kreger

Director of Real Estate & Planning

South Park Business Improvement District

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From: Shelby Jordan [<mailto:sjordan@aegworldwide.com> <<mailto:sjordan@aegworldwide.com>> ]  
Sent: Wednesday, November 23, 2016 9:13 AM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >  
Subject: RE: Pico Station Improvements Performance Bond

Josh – you’re on the right track. Let me know if I can help in any other way.

Shelby

From: Josh Kreger [<mailto:josh@southpark.la> <<mailto:josh@southpark.la>> ]  
Sent: Wednesday, November 23, 2016 9:07 AM  
To: Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >  
Subject: RE: Pico Station Improvements Performance Bond

Shelby,

Thanks for following up. Yes – I spoke with Stacy and she said isn’t able to place single bonds outside of a program currently written through Marsh, but she gave my contact info to another surety who she said will contact me to discuss (haven’t connected with him, but Stacey said because of the Thanksgiving holiday he probably wouldn’t be available until Monday). I also spoke with the BID’s insurance representative from Arroyo Insurance and they said they could do it. They’ve sent me some forms to fill out on the BID’s finances (attached) and said if our finances are strong then the cost should be 4-5% of the bond cost. I’m planning on getting a quote from the contact through Stacey before going forward with the paperwork through our insurance company.

Please let me know if any of what I’ve said doesn’t sound right to you or you have any other input and thanks for your help – much appreciated!!

Josh Kreger

Director of Real Estate & Planning

South Park Business Improvement District

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From: Shelby Jordan [<mailto:sjordan@aegworldwide.com> <<mailto:sjordan@aegworldwide.com>> ]  
Sent: Wednesday, November 23, 2016 8:50 AM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >  
Subject: Re: Pico Station Improvements Performance Bond

Checking in with you on this. Did you get this moving?

Sent from my iPhone

On Nov 18, 2016, at 11:13 AM, Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> > wrote:

Thanks everyone – just spoke to Shelby and he talked me through it.

Josh Kreger

Director of Real Estate & Planning

<image008.jpg>

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From: Ellen Riotto  
Sent: Friday, November 18, 2016 11:04 AM  
To: Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >; Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >  
Cc: Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >; Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la) <<mailto:katie@southpark.la>> >; Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la) <<mailto:jessica@southpark.la>> >; Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >  
Subject: Re: Pico Station Improvements Performance Bond

Thank you Shelby!

Ellen Riotto

Director of Communications & Policy

<image002.png>

South Park Business Improvement District

1100 S. Flower St. Suite #3400, Los Angeles, CA 90015

[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> | o. 213 663 1110 | c. 401 439

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Instagram/Twitter: @southparkla

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From: Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <<mailto:sjordan@aegworldwide.com>> >  
Date: Friday, November 18, 2016 10:55 AM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >  
Cc: Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >, Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la) <<mailto:katie@southpark.la>> >, Jessica Lall <[Jessica@Southpark.La](mailto:Jessica@Southpark.La) <<mailto:Jessica@Southpark.La>> >, Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >, Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >  
Subject: RE: FW: Pico Station Improvements Performance Bond

Josh – sure, I can help. Just pulled a similar bond two weeks ago.

I've available to chat now for the next 5 minutes or we can connect this afternoon.

Shelby Jordan  
AEG

865 South Figueroa St., Suite 800

Los Angeles, CA 90017

P (213) 337-4809

C (213) 458-2735

From: Daniel Taban [<mailto:daniel@jadeent.com> <mailto:daniel@jadeent.com>] ]  
Sent: Friday, November 18, 2016 10:54 AM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <mailto:josh@southpark.la>> >  
Cc: Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <mailto:bbuente@1010dev.org>> >; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <mailto:robin@biekerco.com>> >; Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la) <mailto:katie@southpark.la>> >; Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la) <mailto:jessica@southpark.la>> >; Shelby Jordan <[sjordan@aegworldwide.com](mailto:sjordan@aegworldwide.com) <mailto:sjordan@aegworldwide.com>> >; Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la>> >  
Subject: Re: FW: Pico Station Improvements Performance Bond

I have a bonding agency I can recommend, but believe Shelby has the better contact.

Daniel Taban  
JADE Enterprises, LLC  
213.745.5191 | [daniel@jadeent.com](mailto:daniel@jadeent.com) <mailto:daniel@jadeent.com>

On Nov 18, 2016 10:51 AM, "Josh Kreger" <[josh@southpark.la](mailto:josh@southpark.la) <mailto:josh@southpark.la>> > wrote:

Forgot to include Daniel and Shelby in the email I just sent – please see below. Thanks!

Josh Kreger

Director of Real Estate & Planning

<image003.jpg>

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<tel:213%20663%201123> | c. 213 344 6749 <tel:213%20344%206749>

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From: Josh Kreger  
Sent: Friday, November 18, 2016 10:43 AM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >;  
'Robert Buente' <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; 'Robin Bieker'  
<[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la) <<mailto:jessica@southpark.la>> >;  
Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la) <<mailto:katie@southpark.la>> >  
Subject: FW: Pico Station Improvements Performance Bond

Hi Everyone,

Griffith company has sent me the attached paperwork for a performance bond in the sum of \$42,000 that is required by the Department of Public Works for the street lighting aspect of the Pico station improvement project. Does anyone have experience doing this for a construction project? Do we have a surety that we have used in the past or that anyone has experience with? Please let me know. Thanks!

Josh Kreger

Director of Real Estate & Planning

<image003.jpg>

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<tel:213%20663%201123> | c. 213 344 6749 <tel:213%20344%206749>

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<http://www.southpark.la/vacancies>

From: Leeper, Daniel [<mailto:dleeper@GriffithCompany.net>]  
<<mailto:dleeper@GriffithCompany.net>> ]  
Sent: Wednesday, November 16, 2016 3:31 PM  
To: Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >  
Cc: Grider, Bill <[bgrider@GriffithCompany.net](mailto:bgrider@GriffithCompany.net) <<mailto:bgrider@GriffithCompany.net>> >; McGrew, Dan <[DMcgrew@GriffithCompany.net](mailto:DMcgrew@GriffithCompany.net) <<mailto:DMcgrew@GriffithCompany.net>> >  
Subject: FW: BR003875 BOND

Josh,

See bond form and instructions.

Regards,

Dan Leeper, PE

Project Manager

Griffith Company

3050 E. Birch Street, Brea, CA 92821

O - 714.984.5500 <tel:714.984.5500> , C - 714.334.4941 <tel:714.334.4941>

From: Doug Yeh [<mailto:dyeh@koacorp.com> <<mailto:dyeh@koacorp.com>> ]  
Sent: Tuesday, September 06, 2016 9:41 AM  
To: Ryan Lynch <[ryan.lynch@psomas.com](mailto:ryan.lynch@psomas.com) <<mailto:ryan.lynch@psomas.com>> >;  
Scott Baker <[sbaker@melendrez.com](mailto:sbaker@melendrez.com) <<mailto:sbaker@melendrez.com>> >; Grider, Bill  
<[bgrider@GriffithCompany.net](mailto:bgrider@GriffithCompany.net) <<mailto:bgrider@GriffithCompany.net>> >; Cheri Devlin  
<[cdevlin@selbertperkins.com](mailto:cdevlin@selbertperkins.com) <<mailto:cdevlin@selbertperkins.com>> >; McGrew, Dan  
<[DMcgrew@GriffithCompany.net](mailto:DMcgrew@GriffithCompany.net) <<mailto:DMcgrew@GriffithCompany.net>> >; Alysén Weiland  
<[aweiland@psomas.com](mailto:aweiland@psomas.com) <<mailto:aweiland@psomas.com>> >; Brenda Steege <[bsteedge@psomas.com](mailto:bsteedge@psomas.com) <<mailto:bsteedge@psomas.com>> >  
Subject: FW: BR003875 BOND

Dan,

Attached are instruction and born form for the B-permit work.

Doug Yeh, P.E.  
VP, Senior Project Manager

KOA Corporation

1100 Corporate Center Dr., Suite 201  
Monterey Park, CA 91754

t: 323.260.4703 <tel:323.260.4703>

d: 323.859.3128 <tel:323.859.3128>

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[From:susan.sugay@lacity.org](mailto:susan.sugay@lacity.org) <<mailto:susan.sugay@lacity.org>>  
[<mailto:susan.sugay@lacity.org> <<mailto:susan.sugay@lacity.org>> ] On Behalf Of eng  
bondcontrol

Sent: Tuesday, August 16, 2016 11:25 AM

To: Giuseppe Canzonieri

Cc: Doug Yeh

Subject: BR003875 BOND

Attached are the instructions and bond form. Please submit the completed  
bond, signed and notarized.

Thank you.

--

Susan Sugay

Bond Control | Civil Engineer Associate ll

Bureau of Engineering | Department of Public Works

6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401, MS-496

O: (818) 374-50 <tel:%28818%29%20374-5082> 82 l F: (818) 374-4615  
<tel:%28818%29%20374-4615>

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<<http://facebook.com/LABureauofEngineering>> <<http://lacity.org/>>

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— image002.jpg —

— image003.jpg —

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